



9 Guldrey Fold, Sedbergh, LA10 5DY

Cobble Country

9 Guldrey Fold, Sedbergh, Cumbria, LA10 5DY

Cobble Country Property are delighted to offer for sale this immaculate three bedroom family house with garden, garage and spectacular views over the surrounding countryside. The property has been well maintained throughout and is tastefully decorated to a high standard.

Asking Price £295,000

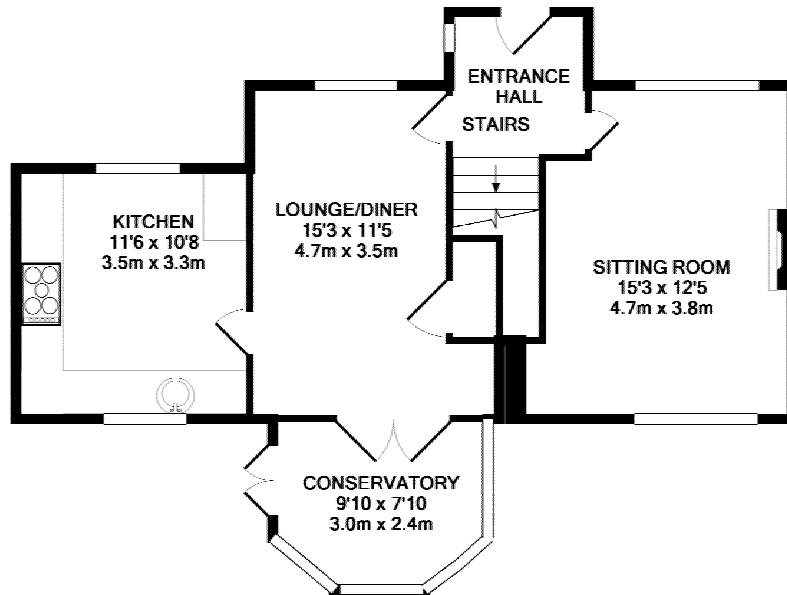
This substantial family home briefly comprises: Entrance hall leads to a lounge/dining room, which provides access to the kitchen and conservatory. There is also a large sitting room leading from the entrance hall. Stairs from the ground floor entrance hall lead to the first floor, three bedrooms and the family bathroom.

The rear garden is mainly laid to lawn; the summerhouse is positioned on an elevated terrace overlooking the feature pond. There are access doors from the conservatory leading to a pebbled pathway. To the front of the property there is a small garden area mainly planted with mature shrubs and small trees with stone steps providing access to the front door and rear garden gate. The garage is situated to the front of the property.

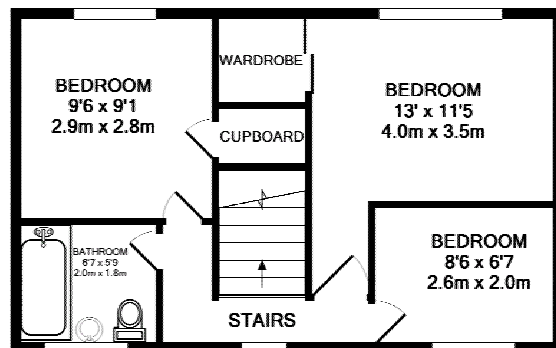
The property is located within easy walking distance of Sedbergh town center and all local amenities including shops, post office, schools, pubs and Cafes. Sedbergh is ideally situated within the Yorkshire Dales National Park whilst being only 5 miles of JCT 37 of the M6 motorway.

We have been advised that the property is in Band D @ £1419.47per annum for 07/08 and this property is Freehold.





GROUND FLOOR
APPROX. FLOOR
AREA 54.8 SQ.M.
(590 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.0 SQ.M. (969 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

DIRECTIONS

From Junction 37 of the M6 head towards Sedbergh, pass the sign saying Sedbergh, continue along Station Road for approx ¼ mile, Guldrey Fold is the first lane on the left handside.

VIEWINGS

Viewings are strictly by arrangement with the agent.

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